



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE May 22, 2014	CONTACT/PHONE Terry Wahler/781-5621	APPLICANT County of San Luis Obispo	FILE NO. LRP2012-00010
SUBJECT Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to update the Housing Element of the County General Plan. California Government Code Section 65588 requires adoption of the Housing Element update by the Board of Supervisors by June 30, 2014.			
RECOMMENDED ACTION Adopt the resolution to recommend that the Board of Supervisors: <ol style="list-style-type: none"> 1) Consider and Adopt the Addendum to the previously adopted Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act (Public Resources Code 21000 et seq.); and 2) Adopt the 2014-2019 Public Hearing Draft Housing Element of the County General Plan. 			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA and an Addendum has been prepared because only minor changes are necessary.			
LAND USE CATEGORY N/A	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER N/A	SUPERVISOR DISTRICT(S) ALL
PLANNING AREA STANDARDS: N/A See project description above.			
LAND USE ORDINANCE STANDARDS: N/A See project description above.			
EXISTING USES: N/A			
SURROUNDING LAND USE CATEGORIES AND USES: North: N/A East: N/A South: N/A West: N/A			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Advisory groups, Home Builders Association, Non-Profit Developers, Agricultural Liaison Advisory Board, Community Services District Association, Realtors, San Luis Obispo Housing Trust Fund, Workforce Housing Coalition, Homeless Services Oversight Council, school districts, others			
TOPOGRAPHY: N/A		VEGETATION: N/A	
PROPOSED SERVICES: Water supply: N/A; Sewage Disposal: N/A; Fire Protection: N/A		ACCEPTANCE DATE: N/A	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

DISCUSSION

The Housing Element is one of the seven required elements of the San Luis Obispo County General Plan. Its purpose is to 1) facilitate the provision of needed housing for all income levels, and 2) meet the requirements of State law (Government Code Section 65583). Generally, all cities and counties must update their Housing Elements to be in compliance with State law every five years to address a planning period prescribed by the State. California Government Code Section 65588 requires the next Housing Element to be adopted by the Board of Supervisors by June 30, 2014. Failure to meet this deadline could make the County and local nonprofit organizations ineligible to apply for certain state grants and loans, such as the Infrastructure Bank and Infill Infrastructure Grant programs, until the Housing Element was adopted and certified by the State.

A Public Review Draft of the Housing Element, 2014-2019 was published in April and made available to the public and the State Department of Housing and Community Development (HCD) for its review. HCD determined that the update qualified for a “Streamlined Review” and is reviewing the update at this time. Comments provided to County staff will be addressed at the Planning Commission hearing. Additionally, any comments from agencies, interested parties and stakeholders and members of the public not already received and addressed will also be presented at the hearing. Today’s meeting is a hearing to consider the Public Hearing Draft Housing Element 2014-2019. The Public Hearing Draft incorporates revisions based on comments which had been received at the time of release.

Extensive public outreach was accomplished by discussing the Housing Element with stakeholder groups at regular monthly meetings and through presentations to advisory councils and community groups such as the County Commission on Aging and the Workforce Housing Coalition.

ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized with information required by State law, and consists of the following chapters:

- Chapter 1: Introduction
- Chapter 2: An evaluation of the previous Housing Element
- Chapter 3: An analysis of sites where housing can be built
- Chapter 4: Description of proposed policies and programs
- Chapter 5: Analyses of housing needs and constraints
- Chapter 6: Appendices

While reviewing the draft Housing Element, your Commission may wish to focus attention primarily on Chapter 4. This Chapter details the goal, objectives, policies, and programs the County intends to take over the next five years to facilitate construction and preservation of affordable housing.

SUMMARY OF PROPOSED REVISIONS TO THE HOUSING ELEMENT

While there are more revisions involving updating information such as income definitions, affordable sales prices and rents, population and development trends, the following items summarize the revisions. A “markup” version of the draft updated Housing Element is available

on line, but a “clean” version has been issued as the public hearing draft because the markup version is more difficult to read than the clean version.

Chapters 1 and 2 were revised to include updated information and an assessment of the effectiveness of the previous Housing Element.

Chapter 3 (Sites Analysis) was revised to include residential sites designated since the previous Housing Element update plus any that may have been inadvertently omitted from the previous Housing Element.

Chapter 4 (goal, objectives, policies and programs) was revised as follows:

1. New quantifies objectives for housing production, rehabilitation and preservation were added based on projections for the next 5.5 years based on recent trends. The new housing production is approximately half of that in the previous Housing Element.
2. Some policies and programs were revised to emphasize that housing for the “workforce” is needed in addition to housing for very low, low and moderate income households. (Policies HE 1.4, HE 1.10, HE 1.14, Program HE 1.C, Program HE 1.L). This term was included in the previous Housing Element, but additional references to it are proposed in the updated Housing Element.
3. The option of adjusting impact fees by house size is added in Program HE 1.C.
4. Three programs in the previous Housing Element are proposed for deletion because they have been completed (or will be completed prior to adoption of the new Housing Element). These included the previous Program HE 1.F (density bonus), Program HE 1.R (reasonable accommodation), and HE 3.A (zoning for emergency shelters, transitional and supportive housing).
5. Previous Program HE 1.G (Revise residential development standards) is revised as Program HE 1.F to include recommendations from the Homeless Services Oversight Council (HSOC) regarding how residential density is quantified, the minimum site area for new mobile home parks, and support for a variety of housing types.
6. Previous Policy HE 1.10 is revised to clarify that its intent is to support plan or ordinance changes which facilitate appropriate residential densities, not to deny housing projects proposed at less than allowable density if they are otherwise consistent with plans and ordinances.
7. Previous Program HE 1.K (Require attached or zero lot line housing) is proposed for deletion because these are only two ways to achieve suitable density of homes. Developers should not be limited to these two design options.
8. Previous Program HE 1L (Establish minimum Residential Multi Family densities) is proposed for deletion because most unincorporated communities have water or sewer constraints making this program challenging to implement.
9. Previous Program HE 1.N (Revise ordinances to promote efficient use of land) has been deleted and rewritten as new Program HE 1.F (Review and update residential development standards) to include recommendations from the HSOC and home builders.
10. Previous Program HE 1.M (now Program HE 1.J) has been revised to include in its desired result an improvement in access to information that may enable more shared use of existing housing. This was recommended by a member of the public.

Chapter 5 (Housing needs assessment) has been revised extensively to include more recent data on population, housing, and development trends.

Chapter 6 (Appendices) has been revised to include updated maps of sites, an evaluation of previous Housing Element programs, and more recent census data for the county. The census data for community profiles has been deleted because more recent data by community is available whenever needed through the Census Bureau's American Community Survey.

REGIONAL HOUSING NEEDS PLAN (RHNP)

The RHNP adopted by the San Luis Obispo Council of Governments (SLOCOG) details the number of housing units the County and cities must plan for over the 5 year period from 2014-2019. The County must plan for 1,347 new units in this time period comprised of a mix of extremely low, very low, low, moderate, and above moderate income housing. The breakdown is as follows:

Unincorporated County Share of Housing Needs 2014- 2019

Income Category	Number of New Units	Percent
Very Low	336	24.9
Low	211	15.7
Moderate	237	17.6
Above Moderate	563	41.8
Total	1,347	100

The seven cities must plan for a total 2,743 housing units, with the largest shares allocated to the City of San Luis Obispo and Paso Robles (see chart below).

Regional Housing Need Plan Allocation for Cities 2014-2019

City	Very Low	Low	Moderate	Above Moderate	Number of New Units
Arroyo Grande	60	38	43	101	242
Atascadero	98	62	69	164	393
Grover Beach	41	26	29	69	166
Morro Bay	39	24	27	65	154
Paso Robles	123	77	87	206	492
Pismo Beach	38	24	27	64	152
San Luis Obispo	285	179	201	478	1,144
Total	684	430	483	1,147	2,743

LAND INVENTORY

One of the most important aspects of the County's Housing Element under State law is to show that enough vacant and underutilized land in the unincorporated areas of the County is designated for development at 20 units per acre or more to meet the needs of low and very low income households (as identified in the RHNP). This density is necessary to reduce overall project costs and reach lower per unit housing cost. Also, State law specifically authorizes the County to count land where the zoning would allow 20 units per acre toward its share of housing for low and very low income households, even though those same sites could be developed at lower densities and for moderate or above moderate income households. In this regard, the County must plan for land capable of accommodating 547 very low and low income housing units.

The County can count affordable units constructed after January 1, 2014 toward meeting the RHNP total need of 547 units as described in Chapter 3 of the Housing Element. Since January 1, 2014, 11 very low and low income affordable units have been constructed or are currently under construction. The County can also count units entitled for development and some secondary dwellings toward meeting the RHNP total, currently totaling 129 units. Therefore, the County must show that it has planned to provide for at least the balance of 407 very low and low income units to meet the assigned share.

The specific parcels identified in Chapter 3 as having the capacity to accommodate 717 new lower income housing units in the Housing Element are already zoned Residential Multi-Family. Of the 717 units, 407 units could be accommodated on vacant parcels and 310 units on underutilized parcels. In the current (2009) Housing Element HCD agreed with the assumptions made by the County in the land inventory section of the Housing Element and staff feels that these assumptions are still valid for the update. Therefore, the County would not have to rezone land to comply with State law.

HOUSING NEEDS ASSESSMENT AND CONSTRAINTS

The Housing Element includes discussions of special housing needs for elderly, disabled, large families, homeless, single parent households, and farmworkers. Additionally, housing stock and income characteristics describe overpayment for housing, overcrowding, housing stock conditions, and units at risk of conversion. Employment trends discuss the type of jobs that exist in the County, unemployment trends, incomes, and major employers. Governmental and non-governmental constraints describe resource limitations, land use constraints, availability of funding and other potential limiting factors to development of housing in the County. The 2014 Housing Element update will continue the "10-Year Plan to End Homelessness" to address housing needs for homeless individuals and families.

HOUSING ELEMENT GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

The County's Housing Element includes a single overarching goal: to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County. The draft Housing Element contains three objectives:

1.0) Facilitate development of 1,092 new housing units during the five-year time period beginning June 30, 2014, and implement the principles and policies of the Land Use Element (Framework for Planning) when planning and reviewing new development proposals to the maximum extent practicable;

2.0) Facilitate the conservation, maintenance, and improvement of 2,621 existing units of affordable housing; and,

3.0) Provide housing opportunities for 500 households over a five-year period to prevent and end homelessness through financial assistance and services.

Housing Element programs help carry out goals, objectives, and policies after the document is adopted. These programs help to ensure that housing is available for residents of all economic segments of the community. The proposed programs in the Housing Element are listed in the following table:

Program	Program Type	Responsible Department or Agency	Priority*	Timeframe to Start	Possible Funding
HE 1.A	Designate more land	PB	High	Ongoing	Dept Budget
HE 1.B	Continue incentives	PB, PW	High	Ongoing /2014	Budgets of affected Depts
HE 1.C	Reduce & defer fees	PB	Med	Ongoing	Dept Budget
HE 1.D	Secondary dwellings	PB	Med	2016	Dept Budget
HE 1.E	Farm support	PB, CG	Med	2017	Dept Budget
HE 1.F	Revise development standards	PB, PW	High	2014 (& Ongoing)	Dept Budget or CDBG
HE 1.G	Direct financial assistance	PB	High	Ongoing	HOME or CDBG Grants
HE 1.H	Housing Trust Fund	HTF	Med	Ongoing	TOT, Inclusionary Fees, state/fed. funds
HE 1.I	Mixed use incentives	PB	Low	2018	Dept Budget
HE 1.J	Education	PB, CG	High	Ongoing	Dept Budget
HE 1.K	Los Osos Sewer	PW	High	Start 2012 end 2016	Los Osos Residents
HE 1.L	Inclusionary	PB	High	Ongoing	Dept Budget
HE 1.M	Fair Housing	PB	High	Ongoing	Dept Budget
HE 1.N	Senior Communities	PB	Med	2017	Dept Budget
HE 2.A	Rehabilitate units	PB, NP	Med	Ongoing	HOME and CDBG grants
HE 2.B	MH Land Use Cat.	PB	High	2015	Dept Budget
HE 2.C	MH Closure Implem	PB	High	Ongoing	Dept Budget
HE 2.D	Condo Conv Implem	PB	High	Ongoing	Dept Budget
HE 3.A	Group Homes	PB	High	2015	Dept Budget
HE 3.B	Housing & Services for Homeless	PB	High	Ongoing	Dept Budget

ENVIRONMENTAL REVIEW

The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. An Addendum to the adopted Negative Declaration was prepared based on the following:

- No new zoning is being proposed or authorized that could increase development intensity beyond what is currently allowed with existing zoning. Therefore no new environmental impacts will result from this general plan amendment.
- No new programs are being proposed that could increase the extent or density of development. Therefore no new environmental impacts will result from this general plan amendment updating the current Housing Element.
- No change in impacts or new information – The proposed changes will not result in any new or increased impacts, nor is any new information available regarding the Housing Element's impacts.
- The implementation of specific programs that may involve development (such as future housing projects) will be subject to CEQA review and will be reviewed at the time of permit processing.

The County is complying with SB18 by sending a notification of an opportunity for consultation to the appropriate tribal representatives. If any comments are received from tribal groups they will be addressed at the public hearing.

TIMELINE & SCHEDULE

The Housing Element Update must be adopted by June 30, 2014 to be in compliance with State law. The Board of Supervisors is tentatively scheduled to consider the Planning Commission Recommended Hearing Draft Housing Element on June 17, 2014. If the Board decides to adopt the 2014 Housing Element on June 17th the State's June 30, 2014 deadline can be met. If HCD continues to agree with assumptions made by County staff in the sites inventory analysis as anticipated, the County would not have to rezone land to comply with State law. Policies and programs address the housing needs of community residents over the next Housing Element cycle, 2014-2019.

SUMMARY OF COMMENTS RECEIVED

Community Advisory Groups

The following summarizes general comments received from the community advisory councils in the past and current Housing Element update cycles:

- High density housing should be well designed, attractive, and functional.
- Higher density housing is better in downtown areas.
- There is a lack of senior housing; especially senior housing that is barrier free.
- There seems to be a shortage of apartments.

- Adequate usable open space is needed for multi-family housing developments.
- The County loses a lot of valuable Residential Multi-Family land to low density projects.
- The County should provide more incentives for development of affordable housing.
- Another multi-family zone could be created to ensure appropriate densities are reached.
- Affordable units should be mixed in with market rate units.
- Inclusionary housing should be balanced between communities by providing inclusionary units in the community where the development generates the need and not inadvertently directing it to communities with lower development costs.

Agency Review

State of California Department of Housing and Community Development (HCD)

HCD is reviewing the Public Review Draft Housing Element at this time. Comments received after preparation of the staff report will be addressed at the hearing.

Workforce Housing Coalition (WHC) Homebuilders Association of the Central Coast (HBACC)

- The County and cities should consider the results of the Workforce Housing Study prepared by the HBACC and the Economic Vitality Corporation when preparing plans, policies and ordinances which might affect development of workforce housing.
- Adjust impact fees with home size so that larger homes require larger impact fees to encourage development of smaller homes.
- Rezone more land for residential development, including some for small lot single family homes.
- Raise building height limits in residential multi-family areas to enable greater densities.
- Educate the public regarding the benefits of new residential development of housing for workforce households.
- Collect information on case studies of policies, programs, ordinances and project types in other jurisdictions which were successful in facilitating workforce housing.

Agricultural Liaison Advisory Board (farm worker housing sub-group representative) and Growers

- In recent years there appears to be a trend away from migratory farm workers as more farm workers are finding other sources of income during the off season and remain in the area.
- Due to a labor shortage, growers anticipate increased use the seasonal farmworker program (H-2A) which will require more farmworker housing over the next five years (mostly in Santa Maria).
- The biggest obstacle to overcome when using the H-2A program is housing.
- The County should enlarge the 5-mile radius for group quarters.
- Group quarters are not good for families.

Homeless Services Oversight Council

- Adjust development impact fees to be lower for smaller units and higher for larger units,
- Allow and encourage SROs (studio apartment as small as 150 square feet), boarding houses and rooming houses in all areas that allow multi-family housing,

- Allow and encourage manufactured homes and park models to be used as second units,
- Consider floor area ratios, rather than number of dwelling units, when setting density limits for multi-family housing,
- Allow more and larger group homes and residential care facilities to be built and operated in all zones where residential uses are allowed, and
- Encourage more apartments by allowing higher densities, removing barriers that limit achieving maximum densities and streamlining the approval process.

General Comments Received in Discussions with Stakeholders and Interested Parties

- The County should look at underutilized/vacant non-residential land to rezone to RMF (rezone obsolete parcels in other zoning categories to RMF).
- Land specifically zoned for manufactured housing is needed.
- Senior housing is needed in most communities.
- Fees should be based on the size of a unit or number potential occupants, not the number of units.
- The County should allow larger homes to be divided into 2 units (duplex).
- Infrastructure is less expensive for higher densities, so we need to promote and provide incentives for higher density housing.
- In addition to farmworker housing, we need employee housing for persons working in low wage jobs like motels.
- Allowing less parking (with incentives) is a problem because people don't get rid of cars.
- Encourage a diversity of housing types
- Explore land lord incentives to encourage affordable rentals
- Make affordable housing resources more accessible by developing an Affordable Housing Resource Guide
- Encourage shared housing opportunities through education and outreach

ATTACHMENTS

1. Exhibit LRP2012-00010: A - Findings
 2. Referral Responses & Correspondence
 3. Negative Declaration Addendum
 4. Adopted Negative Declaration for 2009 Housing Element
 5. 2014 Housing Element Public Hearing Draft
- Note: Copies of both the "Clean" and "Marked" versions of the 2014 Housing Element Public Hearing Draft are on file with the Planning Commission Clerk. The public can access both the "Clean" and "Marked" versions of the 2014 Housing Element Public Hearing Draft at the Planning Commission Clerk's Office or through the Department of Planning and Building website: www.sloplanning.org*

Staff report prepared by Terry Wahler and reviewed by Dana Lilley

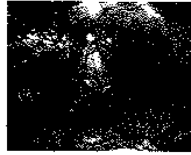
EXHIBIT LRP2012-00010: A - FINDINGS

Environmental Determination

- A. The previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. No new mitigation measures have been proposed.

Housing Element Amendment

- B. The proposed amendment to the Housing Element of the General Plan is consistent with the Land Use Element and other adopted elements of the general plan because the sites analysis and existing programs described in this Housing Element reflect provisions of the Land Use Element (LUE), other elements of the San Luis Obispo County General Plan, and ordinances in effect when this element was adopted.
- C. The proposed amendment to the Housing Element will fulfill the requirements of Government Code Section 65583 pertaining to Housing Element content.



HOMELESS SERVICES OVERSIGHT COUNCIL

March 14, 2014

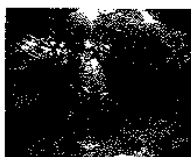
Dana Lilley, Supervising Planner
976 Osos St #200
San Luis Obispo, California 93401

Dear Mr. Lilley:

On March 5, 2014 the County's Homeless Services Oversight Council (HSOC) approved the attached recommendations for formal submission to the County of San Luis Obispo for consideration of incorporating them into San Luis Obispo's Housing Element update. If you have any questions or need any additional information, please do not hesitate to contact me at lweir@co.slo.ca.us. Thank you for your consideration.

Sincerely,

Laurel Weir
Homeless Services Coordinator



HOMELESS SERVICES OVERSIGHT COUNCIL

Action Item Approved by HSOC 3/5/2014

Background: San Luis Obispo County has a severe shortage of affordable rental housing for individuals and families with low, very low and extremely low incomes. As a consequence, tenants in this county have a higher incidence of severe housing cost burden¹ than those in San Francisco, New York City and Los Angeles County. As a further consequence, this county also has a higher incidence of homelessness than San Francisco, New York City and Los Angeles County. In addition, 90% of this county's homeless are unsheltered, which is actually the fourth highest percentage of the 415 Continuums of Care that conducted a homeless count in 2013.²

Priority 1 of the 10 Year Plan to End Homelessness is "Facilitating access to affordable housing to put an end to homelessness." This is only possible if there is an adequate supply of relatively affordable housing in the county. The need to increase the supply of affordable housing is recognized in Strategy 1.1 of the Plan, which reads "Create more affordable permanent housing and permanent supportive housing to help people who are homeless achieve long-term residential stability."

Motion: The HSOC encourages the County and every city in the county to include the following programs in the Housing Elements of their General Plans:

1. Adjust development impact fees to be lower for smaller units and higher for larger units,
2. Allow and encourage SROs (studio apartment as small as 150 square feet), boarding houses and rooming houses in all areas that allow multi-family housing,
3. Allow and encourage manufactured homes and park models to be used as second units,
4. Consider floor area ratios, rather than number of dwelling units, when setting density limits for multi-family housing,
5. Allow more and larger group homes and residential care facilities to be built and operated in all zones where residential uses are allowed, and
6. Encourage more apartments by allowing higher densities, removing barriers that limit achieving maximum densities and streamlining the approval process.

¹ HUD defines severe housing cost burden as spending 50% or more of gross income for housing.

² HUD did not list the Hendry, Hardee, Highlands Counties, Florida CoC in its 2013 Annual Homeless Assessment Report (AHAR) to Congress.



NEGATIVE DECLARATION ADDENDUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED13-217

DATE: 4-30-14

PROJECT/ENTITLEMENT: Housing Element Update General Plan Amendment; LRP2012-00010

APPLICANT NAME: County of San Luis Obispo

ADDRESS: County Government Center, San Luis Obispo, CA. 93408

CONTACT PERSON: Terry Wahler

Telephone: 781-5621

PROPOSED USES/INTENT: Proposal by the San Luis Obispo County Department of Planning and Building to update the Housing Element in accordance with the State mandated 5 year update cycle. The Housing Element is one of the seven required elements of the San Luis Obispo County General Plan. Its purpose is to 1) facilitate the provision of needed housing for all income levels, and 2) meet the requirements of State law (Government Code Section 65583). Housing Element law requires that each jurisdiction plan for its Regional Housing Needs Plan (RHNP) allocation, as adopted by the San Luis Obispo Council of Governments. The RHNP adopted by the San Luis Obispo Council of Governments (SLOCOG) in 2013 details the number of units the County and cities must plan for over the 5 year period from 2014-2019. In this time period the County must plan for 1,398 new units comprised of a mix of extremely low, very low, low, moderate, and above moderate income housing. The County's allocation is not a mandate to construct housing units, but ensures that adequately zoned sites are available to address anticipated housing needs over the next five years. The 2014 Housing Element Update retains the basic content and format of the existing Housing Element with the revisions focusing on specific requirements prescribed by State housing law. Most of these changes are minor in nature, focusing on income definitions, affordable sales prices and rents, current population related information, minor changes in local housing needs, and current housing market conditions.

The following summarize the key revisions:

- Assessment of the effectiveness of the previous Housing Element
- Inventory of existing sites with appropriate residential zoning to accommodate new housing units
- New quantified objectives for housing production, rehabilitation and preservation based on projections for the next 5.5 years using recent trends.
- Addition of "Work Force Housing" to the list of categories (very low, low and moderate income)
- The option of adjusting impact fees by house size added in Program HE 1.C.
- Deletion of programs completed during past Housing Element cycle include Program HE 1.F (density bonus), Program HE 1.R (reasonable accommodation), and HE 3.A (zoning for emergency shelters, transitional and supportive housing).
- Revised Program HE 1.G (Revise residential development standards) to include recommendations from the Homeless Services Oversight Council (HSOC) regarding how residential density is quantified, the minimum site area for new mobilehome parks, and support for a variety of housing types.
- Revision to existing Policy HE 1.10 to clarify that its intent is to support, plan or propose ordinance changes which facilitate appropriate residential densities, not to deny housing projects proposed at less than allowable density if they are otherwise consistent with plans and ordinances.

- Previous Program HE 1.K which requires attached or zero lot line housing, is proposed for deletion because these are only two ways to achieve suitable density of homes. Developers should not be limited to these two design options.
- Previous Program HE 1.L (Establish minimum Residential Multi Family densities) is proposed for deletion because most unincorporated communities have water or sewer constraints making this program challenging to implement.
- Previous Program HE 1.N (Revise ordinances to promote efficient use of land) has been deleted and rewritten as new Program HE 1.F (Review and update residential development standards) to include recommendations from the HSOC and home builders.
- Previous Program HE 1.M (now Program HE 1.J) has been revised to include in its desired result an improvement in access to information that may enable more shared use of existing housing. This was recommended by a member of the public.
- Chapter 5 (Housing needs assessment) has been revised extensively to include more recent data on population, housing, and development trends.
- Chapter 6 (Appendices) has been revised to include updated maps of sites, an evaluation of previous Housing Element programs, and more recent census data for the county. The census data for community profiles has been deleted because more recent data by community is available whenever needed through the Census Bureau's American Community Survey.

LOCATION: San Luis Obispo (Countywide)

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408-2040

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: The following describes why the proposed changes will not result in any significant additional impact.

Chapters 1 and 2 were revised to include updated information and an assessment of the effectiveness of the previous Housing Element. No new development is being authorized or proposed and therefore, no potential environmental impacts are associated with the revisions to these chapters.

Chapter 3 (Sites Analysis) was revised to include residential sites designated since the previous Housing Element update plus any that may have been inadvertently omitted from the previous Housing Element. The revisions to this chapter identify and report on existing sites which already have residential zoning, and while appropriately zoned for residential development, actual development is not (nor can it be) required by the county as a result of this Housing Element update. No new zoning is required since adequate sites already exist to meet the RHNA housing target. Therefore, no potential environmental impacts will result from the revisions to the information in this chapter.

Chapter 4 (goal, objectives, policies and programs) revision include new quantified objectives for housing production, rehabilitation and preservation based on projections for the next 5.5 years, reflecting recent trends. The new housing production is approximately half of that in the previous Housing Element. While there are deletions and revisions to existing programs, there are no new programs, and therefore no new programs that could have associated potential environmental impacts.

Chapter 5 (Housing needs assessment) has been revised extensively. However, these revisions include more recent data on population, housing, and development trends and do not include authorization for new development which could have potential environmental impacts.

Chapter 6 (Appendices) has been revised to include updated maps of sites, an evaluation of previous Housing Element programs, and more recent census data for the county. Although extensively revised, the updated information in Chapter 6 does not have the potential to impact the environment because it is merely the presentation of information and does not have the potential to result in environmental impacts.

Summary

The implementation of specific programs and future housing development projects will be reviewed at the time of project proposal and permit processing. New housing developments will be reviewed for CEQA compliance on an individual basis.

No new programs are being proposed that could increase the extent or density of development. Therefore no new environmental impacts will result from this general plan amendment updating the current Housing Element.

No new zoning is being proposed or authorized that could increase development intensity beyond what is currently allowed with existing zoning. Therefore no new environmental impacts will result from this general plan amendment.

No change in impacts or new information – The proposed changes will not result in any new or increased impacts, nor is any new information available regarding the general plan amendment's impacts, for the following subject areas: Aesthetics, Agriculture, Air Quality, Biological Resources, Geology and Soils, Hazards/Hazardous Materials, Cultural Resources, Noise, Recreation, Public Services/Utilities, Traffic, Wastewater, Water, Land Use, and Mandatory Findings of Significance. Potential impacts to existing Population/ Housing will also remain unchanged.

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Terry Wahler

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO. **ED08-168**

DATE: Thursday, May 21, 2009

PROJECT/ENTITLEMENT: Housing Element Update 2009 General Plan Amendment LRP2008-00005

APPLICANT NAME: County of San Luis Obispo

ADDRESS: 976 Osos Street, Room 300, San Luis Obispo, CA 93408

CONTACT PERSON: Morgan Torell, Planner III, Project Manager

Telephone: (805) 781-5113

PROPOSED USES/INTENT: Request by the County of San Luis Obispo to update its Housing Element of the County General Plan per Government Code Sections 65580-65589.8. The Regional Housing Needs Plan adopted by SLOCOG requires the County to show it has enough land to accommodate 1,295 housing units from 2009-2014. The allocation is broken down by housing for the following income categories: 303 very low income, 211 low income, 241 moderate income, and 540 above moderate income units. The allocation is not a mandate to construct housing units, but ensures that adequately zoned sites are available to address anticipated housing needs. The County has achieved a portion of its allocation with housing units constructed, under construction, or approved since 2007. The Housing Element also includes an evaluation of the previous Housing Element, an inventory of land suitable for development to accommodate 1,295 housing units, a housing needs assessment, and a 5-year schedule of actions to achieve the goal and objectives identified. The proposed project is countywide. County File No.:LRP2008-00005, Supervisorial District: ALL, Project Manager: Morgan Torell, Planner III.

LOCATION: Countywide

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. on June 4, 2009

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency ☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project could not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. No mitigation measures were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
976 Osos Street, Room 300, San Luis Obispo, CA 93408-2040

Morgan Torell, Planner III

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

G:\Virtual Project Files\General Plan Amendments\2008-2009FY\LRP2008-00005 COUNTY (Housing El Update)\Environmental Determination\NOD Housing El 09 doc



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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(ver 34) *unmarked*

Project Title & No. Housing Element General Plan Amendment ED08-168

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by (Print) Morgan Torell Signature MORGAN TORELL Date 5/4/09

Reviewed by (Print) Jeff Oliveira Signature [Signature] (for) Ellen Carroll, Date 5/4/09
Environmental Coordinator

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: The County of San Luis Obispo proposes to update the Housing Element of the County General Plan. The Housing Element is one of the seven required elements of the General Plan and sets forth an action plan to implement housing programs for the time period of August 31, 2009 to August 30, 2014. Housing Element law requires that each jurisdiction plan for its Regional Housing Needs Plan (RHNP) allocation, as adopted by the San Luis Obispo Council of Governments. The County's allocation is not a mandate to construct housing units, but ensures that adequately zoned sites are available to address anticipated housing needs over the next five years. The unincorporated County's allocation per the RHNP is 1,295 housing units, broken down by housing that would serve households in the following income categories: 303 very low income, 211 low income, 241 moderate income, and 540 above moderate income housing units. Since January 1, 2007, 314 very low and low income units, 122 moderate income units, and 1,125 above moderate units have been constructed or approved/entitled in San Luis Obispo County. The County's remaining need is therefore 200 very low and low income units, 119 moderate income units, and 0 above moderate income units.

Government code Section 65583 requires that the Housing Element specifically include the following:

- ❖ A review of the previous Housing Element goals, policies, and programs and the overall effectiveness of the Housing Element,
- ❖ A housing needs assessment (i.e. population and employment trends, an analysis of special housing needs, opportunities for energy conservation, constraints upon maintenance, improvement or development of housing for all income levels, and household characteristics including level of payment compared to ability to pay, overcrowding, and housing stock conditions),
- ❖ An inventory of land suitable for residential development including vacant and underutilized sites, and
- ❖ A program which sets forth a five year schedule of actions during the planning period the County is undertaking or intends to undertake that achieve the goals and objectives of the Housing Element.

The proposed Housing Element includes one goal, three objectives, twenty two policies, and twenty five programs to facilitate the provision of affordable housing for all economic segments in the unincorporated areas of the County. The single goal of the Housing Element is to achieve an adequate supply of safe and decent affordable housing to all residents of San Luis Obispo County.

To address this goal, the proposed element has the following three objectives: 1) Facilitate development of 2,200 new housing units during a five year period beginning August 31, 2009, and implement Strategic (smart) Growth policies when planning and reviewing new development proposals; 2) Facilitate the conservation, maintenance, and improvement of 2,420 existing units of affordable housing; and 3) Reduce the number of homeless persons by 300 by providing opportunities for development and preservation of housing and shelter for homeless and disabled persons, or those at risk of becoming homeless.

It is important to note that the implementation of specific programs and future housing development projects will be reviewed on a case by case basis at the time of project proposal and permit processing. This document is a Program Mitigated Negative Declaration (MND). A Program MND, prepared in connection with a plan or continuing program such as a local general plan element, necessarily deals with issues on a level of broad generalities, and due to the nature of the project is not as detailed as an MND on a specific construction project. The program-level analysis addresses the probable environmental impacts of basic policies and programs, general cumulative effects, and any programmatic mitigation measures and alternatives. Potential effects associated with development are limited due to the absence of specific development proposals.

The proposed Housing Element will affect planning decisions made for the unincorporated areas of the county. The Housing Element is a policy document guiding future actions and program activities. Some programs require general plan amendments and revised ordinances (i.e. possible rezoning of land, minimum Residential Multi-Family densities, and a requirement of attached housing in some areas). Implementation of programs will require full environmental review. For example, requirement of minimum densities on specific Residential Multi-Family parcels requires environmental review before a density requirement could be placed on these parcels. Additionally, the County cannot require development of vacant and underutilized sites identified in the sites analysis (Chapter 3). These sites are only identified by assessor parcel number to comply with State law requirements to plan for enough land to accommodate 1,295 housing units over the Housing Element cycle.

Policies and Programs:

The proposed Housing Element contains policies and programs containing actions the County intends to take to carry out the goals and objectives. These are described in more detail below and in Chapter 4 of the proposed Element.

<p>Policy HE 1.1: Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.</p> <p>Policy HE 1.2: Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element.</p> <p>Policy HE 1.3: Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems.</p>
<p>Program 1.A: Designate more land for residential uses.</p>
<p>Policy HE 1.4: Offer incentives to encourage development of housing affordable to extremely low income, very low income, low income, and moderate-income households.</p>
<p>Program 1.B: Continue existing development incentives.</p> <p>Program 1.C: Reduce and defer fees for affordable housing development.</p> <p>Program 1.D: Provide incentives for construction of secondary dwellings.</p> <p>Program 1.E: Review existing ordinances for possible amendments to Farm Support Quarters, with special emphasis on Group Quarters.</p>
<p>Policy HE 1.5: Identify and eliminate or reduce regulatory barriers to development of housing affordable to households of all income levels.</p>

<p>Policy HE 1.6: Review proposed housing developments to provide safe and attractive neighborhoods through high quality architecture, site planning, and site amenities.</p> <p>Policy HE 1.7: Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.</p> <p>Program 1.F: Revise the General Plan and ordinances to amend the density bonus program.</p> <p>Program 1.G: Revise residential development standards.</p>
<p>Policy HE 1.8: Use available federal and state financing to assist in the development and/or purchase of housing affordable to very low income, low income, and moderate-income households.</p> <p>Program 1.H: Provide direct financial assistance for housing.</p> <p>Provide 1.I: Provide support to the Housing Trust Fund.</p>
<p>Policy HE 1.9: Encourage the use of Strategic (smart) Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.</p> <p>Policy HE 1.10: Protect the existing supply of multi-family land to meet the needs of lower income households and the workforce, and avoid development of multi-family land at low residential densities or with non-residential land uses.</p> <p>Policy HE 1.11: Promote development standards that provide resource conservation through sustainable materials and cost-effective energy conservation measures.</p> <p>Policy HE 1.12: Encourage alternative housing types such as co-housing, mixed use, and other similar collaborative housing.</p> <p>Program 1.J: Provide incentives for mixed use development.</p> <p>Program 1.K: Require attached housing in selected areas designated as Residential Multi-Family.</p> <p>Program 1.L: Consider establishing minimum Residential Multi-Family densities.</p> <p>Program 1.M: Facilitate affordable housing through advocacy, education, and support.</p> <p>Program 1.N: Revise the Land Use Ordinance and Coastal Zone Land Use Ordinance to promote efficient use of residentially zoned land.</p>
<p>Policy HE 1.13: Reduce infrastructure constraints for development of housing to the extent possible.</p> <p>Program 1.O: Construct a community sewer system in Los Osos.</p>
<p>Policy HE 1.14: Provide flexibility in meeting the Inclusionary Housing Ordinance requirements.</p> <p>Policy HE 1.15: Work with developers to encourage housing for local workers to meet the needs of the workforce and their families.</p> <p>Program 1.P: Implement the Inclusionary Housing Ordinance requiring development of affordable housing.</p>
<p>Policy HE 1.16: Promote housing opportunities regardless of race, religion, disability, sex, marital status, ancestry, or national origin.</p> <p>Program 1.Q: Respond to inquiries and complaints related to fair housing laws.</p> <p>Program 1.R: Remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.</p>
<p>Policy HE 2.1: Encourage long-term maintenance and improvement of existing housing through rehabilitation loan assistance for lower income households.</p> <p>Program 2.A: Rehabilitate housing units.</p>
<p>Policy HE 2.2: Strive to protect mobilehomes, mobilehome parks, and manufactured housing as an important source of affordable housing in San Luis Obispo County.</p> <p>Policy HE 2.3: Strive to prevent affordable housing from converting to market rate housing.</p>

<p>Program 2.B: Create a new Mobilehome Park land use category.</p> <p>Program 2.C: Implement the Mobilehome Park Closure Ordinance.</p> <p>Program 2.D: Implement the Condominium Conversion Ordinance.</p>
<p>Policy HE 3.1: Remove regulatory barriers for development of housing for homeless and disabled persons.</p> <p>Policy HE 3.2: Work with other jurisdictions to support a countywide approach to reducing and preventing homelessness.</p> <p>Policy HE 3.3: Work with community groups and developers to provide opportunities for construction and acquisition of housing for special needs groups.</p> <p>Program 3.A: Revise the General Plan and ordinances to address homeless shelters, transitional housing, and supportive housing.</p> <p>Program 3.B: Revise the General Plan and ordinances to address group homes (residential care).</p> <p>Program 3.C: Establish a foreclosure program and/or an eviction prevention program to reduce homelessness, subject to available funding.</p>

ASSESSOR PARCEL NUMBER(S): Countywide

Latitude: Not applicable Longitude: Not applicable

SUPERVISORIAL DISTRICT # All

B. EXISTING SETTING

PLANNING AREA: Countywide

LAND USE CATEGORY: All

COMBINING DESIGNATION(S): Not applicable

EXISTING USES: Not applicable

TOPOGRAPHY: Not applicable

VEGETATION: Not applicable

PARCEL SIZE: Not applicable

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Not applicable;	<i>East:</i> Not applicable;
<i>South:</i> Not applicable;	<i>West:</i> Not applicable;

C. ENVIRONMENTAL ANALYSIS

The California Environmental Quality Act (CEQA) provides direction to the County with regard to the analysis of the potential environmental effects that may result from implementation of the policies and programs of the Housing Element. Effects analyzed under CEQA must be related to a physical change. CEQA advises that the agencies analysis should focus on whether or not a fair argument exists that the proposed project may have a significant adverse impact on the physical environment.

After completing an Initial Study, staff determined that the policies and programs proposed in the Housing Element (as set forth in the public review draft plan) will not directly result in a physical change to the environment, and therefore, they will not result in significant adverse environmental effects. Many of the programs are administrative in nature. Other programs (such as those proposing zone changes) do not contain sufficient detail, such as a physical location, to be evaluated for their environmental effects. Without sites identified, changes to the physical environment and subsequent environmental effects cannot be evaluated in a meaningful way.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other:_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. San Luis Obispo County covers approximately 3,300 square miles, with varied vegetation, topography, and climate. San Luis Obispo County is bordered by Monterey County to the north, Santa Barbara County to the south, and Kern County to the east, with the Pacific Ocean as the western border. From a geographic and meteorological standpoint, the county can be divided into three general regions: the Coastal Plateau, the Upper Salinas River Valley, and the East County Plain.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential aesthetic impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate how development of new housing units will impact aesthetic resources. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce aesthetic potential impacts to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Agriculture makes a substantial contribution to the County's economy and accounts for approximately 80% of the privately-owned land in the county. In 2005, San Luis Obispo County agricultural production totaled \$596,753,000. The top five crops by value in San Luis Obispo County in 2005 included: wine grapes (\$194,373,000), cattle and calves (\$53,071,000), broccoli (\$50,062,000), vegetable transplants (\$30,178,000), and strawberries (\$29,367,000). The cattle industry has been one of the top value agricultural commodities in the county since 1928, when crop reports were first conducted. The County has become an increasingly important winemaking region and the trend of the 1990s to convert ranchlands to vineyards continues.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under the existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential agricultural impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

The County cannot require development of housing on specific vacant or underutilized parcels, so it is

not possible to anticipate how development of new housing units will impact agricultural resources in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to agricultural resources to an insignificant level. No land will be converted to non-agricultural uses or conflict with the Williamson Act program to comply with Housing Element law.

Mitigation/Conclusion. No mitigation measures are necessary. The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's LUO (Sec. 22.10.030/23.060.080) includes air quality provisions to include review by the Air Pollution Control District (APCD), as well as provisions to reduce odors. APCD has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). Future development and implementation of applicable Housing Element programs shall comply with the County General Plan, and will be reviewed for project specific air quality impacts and compliance with the Land Use Ordinance and the Clean Air Plan.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Greenhouse Gas Emissions

The California Air Resources Board (CARB), the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue. There are seven greenhouses gases, as follows, and are in order of their global warming potential: Carbon dioxide,

Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride.

Although not originally intended to reduce greenhouse gas emissions, California Code of Regulations Title 24 (Energy Efficiency Standards for Residential and Nonresidential Buildings) were first established in 1978 to reduce California's energy consumption. The standards are updated periodically with the latest amendments in October 2005. The current standards require homes to use half the energy they used only a decade ago. Energy efficient buildings require less electricity; electricity production by fossil fuels results in greenhouse gas emissions (namely CO₂, methane, nitrous oxide). Future development will be subject to these Title 24 energy efficiency requirements resulting in decreased greenhouse gas emissions.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential air quality impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate how development of new housing units will impact air quality in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential air quality impacts to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary. The Housing Element update is consistent with the general level of development anticipated and projected in the Clean Air Plan.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Because of physiographic diversity (including coastal areas, mountains, and arid interior), San Luis Obispo County is biologically diverse. The County includes multiple sensitive plant and wildlife species, as well as a wide range of natural communities. Examples include the Blochman's leafy daisy, Cambria morning glory, California red-legged frog, and San Joaquin kit fox.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affect parcels in Residential land use categories, the majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential biological impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on any species identified as sensitive or special status species, or native vegetation. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact biological resources in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential biological impacts to an insignificant level.

Mitigation/Conclusion. No mitigations are necessary.

5. CULTURAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Cultural resources include prehistoric resources, historic resources, Native American resources, and paleontological resources. Prehistoric resources represent the remains of human occupation prior to European settlement. Historic resources represent remains after European settlement and may be part of a "built environment," including human-made structures used for habitation, work, recreation, education and religious worship, and may also be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other structural remains. Native American resources include ethnographic elements pertaining to Native American issues and values. San Luis Obispo County is within the territory historically occupied by the Chumash (Gibson, 1990; Greenwood, 1978; Kroeber, 1953), with some overlap in the northern part of the County by the Salinan people. The archaeological record indicates that sedentary populations occupied the coastal regions of California more than 9,000 years ago. Native American

society began to disintegrate soon after Spanish contact in 1769, primarily due to the introduction of epidemic European diseases and the consequent high mortality rate.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts related to cultural resources would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on any cultural resources, including historic, pre-historic, and paleontological resources. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact cultural resources in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential cultural resources impacts to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

GEOLOGY - Geologic conditions define the stability of the ground below a site and how the site will respond to the natural forces of earthquakes and weather. Geologic hazards that may occur in response to an earthquake include: liquefaction, seismic settlement, landslide, tsunami, and seiche. Related hazards include: slope failure, flooding from dam failure, and building structural failures. There are three primary active faults in the county currently zoned under the State of California Alquist-Priolo Fault Hazards Act including: the San Andreas, the Hosgri-San Simeon, and the Los Osos. There are at least 17 other potentially active faults in the county. The Safety Element of the County's General Plan has policies that address geologic and related hazards. Additionally, the County's Land Use Ordinances has standards that address construction in areas with know geologic hazards. Adopting the updated Housing Element will not by itself result in development in hazardous geological conditions. The following relates to the project's geologic aspects or conditions:

DRAINAGE - For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues.

When highly erosive conditions exist on a proposed development site, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090/ 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and

erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

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Impact. The proposed Housing Element primarily affect parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential geology and soils impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on any geologic or soil resources such as the 100-year flood zone, earthquake fault zone, or expansive soils. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact geology and soils in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. New residential development within the unincorporated County will be designed and constructed to meet current seismic safety standards and the current building code. Adherence to such requirements will reduce potential geology and soils impacts to an insignificant level.

Mitigation/Conclusion. No mitigations are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Safety Element of the San Luis Obispo County General Plan has policies that address potential hazards that exist in the county. These include aircraft hazards, radiation hazards, hazardous materials such as pesticides, electromagnetic fields, radon, hazardous trees, and dangers from unreinforced masonry buildings. Additionally, the Land Use Ordinance has standards that address hazardous trees and aircraft hazards, as well as operating standards for control of hazardous substances. Future programs implemented from the Housing Element are subject to County LUO provisions related to Flammable and Combustible Liquids Storage (Sec. 22.10.070/23.06.126), Explosives Storage (Sec. 22.10.050/23.06.124), and Toxic and Hazardous Materials (Sec. 23.06.120).

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. Implementation of the policies of the proposed Housing Element Update will not result in impacts related to hazards and/or hazardous materials. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential hazards and hazardous materials impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself create or expose people to hazards. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will create hazards in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential hazards and hazardous materials impacts to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Noise policies for the County are established by the Noise Element of the County General Plan. The Noise Element contains goals, policies and implementation measures for the compatibility of sensitive land uses with noise. The purpose of these goals, policies and implementation measures is to reduce the various potential effects of noise on people. The Noise Element sets maximum allowable noise exposure from both transportation and stationary sources. Additionally, the Land Use Ordinance has specific standards for development near noise sensitive uses, which include housing developments.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential noise impacts would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on noise sensitive uses. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact noise sensitive uses in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential noise impacts to an insignificant level.

Mitigation/Conclusion. The updated Housing Element is consistent with the County's Noise Element. No mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The proposed Housing Element primarily affect parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself induce substantial growth, new housing, displace residents, or use a substantial amount of fuel or energy.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to population and housing would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on the population and housing. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact population and housing in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to population and housing to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Public services and utilities in the more urban portions of the County are provided and administered by various local jurisdictions and agencies. Two different types of districts are responsible for providing County residents with basic services, County Service Areas (CSA) and Community Service Districts (CSD). A CSA is a special district that is governed by the County Board of Supervisors and administered through the Department of Public Works. A CSD is a local governing body authorized to provide a variety of public services, with the exception of land use planning.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself have an effect on public services and utilities.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to public services and utilities would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on public services and utilities. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact public services and utilities in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to public services and utilities to an insignificant level.

Mitigation/Conclusion. No mitigations are necessary. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted and will apply to future development projects.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County owns or operates seven regional parks, eleven neighborhood or community parks, miles of hiking trails, a skate park, and other recreation opportunities such as golf courses and pools.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself have an effect on recreation opportunities including parks and trails.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to recreational resources would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on recreational resources. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact public services and utilities in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to recreation to an insignificant level.

Mitigation/Conclusion. Impacts to recreation are considered insignificant at this time, and no mitigation measures are necessary. The updated Housing Element is consistent with the County's Trail Plan and the Parks and Recreation Element.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Circulation Element of the County's General Plan sets forth policies and programs to address transportation impacts. Additionally, road improvement requirements are established by county ordinances based upon the type of development to ensure that adequate circulation, parking, and road surfaces exist. The county has established the acceptable Level of Service (LOS) on roads. LOS is a qualitative description of traffic flow based on such factors as speed, travel time, delay, and freedom to maneuver. Six levels are defined, from LOS A with the best operating conditions to LOS F with the worst operating conditions. The County of San Luis Obispo has adopted LOS C as the minimum standard for rural roadway operations and LOS D or better on roadways in urban areas.

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Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself have an effect on transportation and circulation.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to transportation and

circulation would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on transportation and circulation. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact transportation and circulation in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to transportation and circulation to an insignificant level. A referral was sent to Public Works and no concerns were identified relating specifically to environmental impacts.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impacts. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself have an effect on wastewater.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to public wastewater would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on wastewater. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact wastewater providers, discharge requirements, or the quality of surface or groundwater in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. For example, sewage system design for future development projects must be consistent with the Uniform Plumbing Code and the Central Coast Basin Plan. Adherence to such requirements will reduce potential impacts related to wastewater to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The communities of San Luis Obispo County obtain a majority of their water from groundwater supplies. In many groundwater basins, demand is now greater than supply. Some communities have adequate supply but lack an adequate delivery system. For others, the opposite is true. Water service utilities in unincorporated areas of the County are provided by county service areas (CSA), community service districts (CSD), or private water companies. The County Public Works Department monitors groundwater levels in many of the county's major basins. The Environmental Health Division reviewed the project and no concerns were identified.

The Housing Element Update anticipates the need for 1,295 housing units in the County for a 7 ½ year period from January 1, 2007 to August 31, 2014 on existing residentially zoned parcels.

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under

existing land use designations and will not by itself have an effect on water.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to water would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on water. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact water in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to water to an insignificant level.

Mitigation/Conclusion. No mitigation measures are necessary.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

Impact. The proposed Housing Element primarily affects parcels in Residential land use categories. The majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. The vacant and underutilized sites identified are areas that could be developed under existing land use designations and will not by itself have an effect on land use.

Implementation of the proposed project would be consistent with the buildout potential anticipated under the County's current General Plan. The majority of development under the proposed project would occur along urban areas or in unincorporated infill areas of the County already designated for residential development. As a result, the magnitude of potential impacts to land use would not necessarily be greater than what could currently occur without the updated Housing Element.

Adopting the updated Housing Element will not by itself have a substantial adverse effect on land use. The County cannot require development of housing on specific vacant or underutilized parcels, so it is not possible to anticipate the location and type of residential development that will occur, or how development of new housing units will impact land use in the County. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of application submittal. Adherence to such requirements will reduce potential impacts related to land use to an insignificant level.

Mitigation/Conclusion. No inconsistencies were identified and therefore no mitigation measures required.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at www.sloplanning.org under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	None
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input checked="" type="checkbox"/>	County Sheriff's Department	None
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Game	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Parks</u>	In File**
<input checked="" type="checkbox"/>	Other <u>All County Advisory Groups</u>	None

** "No comment" or "No concerns"-type responses are usually not attached

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|--|--|
| <input type="checkbox"/> Project File for the Subject Application.
<u>County documents</u>
<input type="checkbox"/> Airport Land Use Plans
<input checked="" type="checkbox"/> Annual Resource Summary Report
<input type="checkbox"/> Building and Construction Ordinance
<input type="checkbox"/> Coastal Policies
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
<input checked="" type="checkbox"/> Agriculture & Open Space Element
<input checked="" type="checkbox"/> Energy Element
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)
<input checked="" type="checkbox"/> Housing Element
<input checked="" type="checkbox"/> Noise Element
<input checked="" type="checkbox"/> Parks & Recreation Element
<input checked="" type="checkbox"/> Safety Element
<input checked="" type="checkbox"/> Land Use Ordinance | <input type="checkbox"/> Real Property Division Ordinance
<input type="checkbox"/> Trails Plan
<input type="checkbox"/> Solid Waste Management Plan
<input type="checkbox"/> Area Plan and Update EIR
<input type="checkbox"/> Circulation Study
<u>Other documents</u>
<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat) |
|--|--|